

**COUNCIL BLUFFS PLANNING COMMISSION
TUESDAY, MARCH 9, 2004 - 7:00 P.M.
COMMUNITY HALL – 205 SOUTH MAIN STREET**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. ADOPTION OF AGENDA**
- 4. APPROVAL – MINUTES OF THE JANUARY 13, 2004 MEETING**
- 5. PROOF OF PUBLICATION**
- 6. REVIEW OF MEETING PROCEDURES**
- 7. PUBLIC HEARINGS**
 - A. CASE #PC-04-001: Public hearing on the request of Lake Manawa Centre Limited Partnership to amend the approved development plan by adopting a development plan for Lot 1, Lake Manawa Centre Subdivision, Phase II, Replat 1. Location: Southeast corner of Dial Drive and 30th Avenue.
 - B. CASE #ZC-04-002: Public hearing on the request of Oak Park Development, LLC to rezone 1.94 acres in the southwesterly 435 feet of Lot 1, Auditor's Subdivision of the SW¹/₄ SW¹/₄ of Section 24-75-44 lying east of North 8th Street and northwest of Parkwild Drive from C-2 Commercial to R-3/Low Density Multi-family Residential. Location: East of North 8th Street at Parkwild Drive.
 - C. CASE #ZT-04-001: Public hearing on the request of the City of Council Bluffs to amend Title 15 of the Municipal Code (Zoning Ordinance) by repealing Chapter 15.30 'Airport Hazard Zoning' and adopting a new Chapter 15.30 'Airport Hazard Zone' and incorporating the Airport Zoning Maps for the Council Bluffs Airport and Eppley Airfield.
 - D. CASE #MIS-04-001: Public hearing on the request of the Community Development Department concurrent with action by Pottawattamie County to amend the future land use map in the *Two-Mile Limit Land Use Study* from high/medium density residential use to commercial use for Maguire Subdivision. Location: One mile east of Council Bluffs along Highway 92.
- 8. OTHER BUSINESS**
 - A. Appointment of Nominating Committee - Chair
 - B. City Council update
 - C. Other items of interest
- 9. ADJOURNMENT**

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Planning Commission will hold public hearings, Tuesday, March 9, 2004 at 7:00 p.m., in Community Hall, 205 South Main Street, to solicit and receive testimony on the following items:

A. CASE #PC-04-001

APPLICANT: Lake Manawa Centre Limited Partnership

REQUEST: amend the approved development plan by adopting a development plan for Lot 1, Lake Manawa Centre Subdivision, Phase II, Replat 1.

LOCATION: Southeast corner of Dial Drive and 30th Avenue.

B. CASE #ZC-04-002

APPLICANT: Oak Park Development, LLC

REQUEST: rezone 1.94 acres in the southwesterly 435 feet of Lot 1, Auditor's Subdivision of the SW¹/₄ SW¹/₄ of Section 24-75-44 lying east of North 8th Street and northwest of Parkwild Drive from C-2 Commercial to R-3/Low Density Multi-family Residential.

LOCATION: East of North 8th Street at Parkwild Drive.

C. CASE #ZT-04-001

APPLICANT: City of Council Bluffs

REQUEST: amend Title 15 of the Municipal Code (Zoning Ordinance) by repealing Chapter 15.30 'Airport Hazard Zoning' and adopting a new Chapter 15.30 'Airport Hazard Zone' and incorporating the Airport Zoning Maps for the Council Bluffs Airport and Eppeley Airfield.

D. CASE #MIS-04-001

APPLICANT: Community Development Department concurrent with action by Pottawattamie County

REQUEST: amend the future land use map in the *Two-Mile Limit Land Use Study* from high/medium density residential use to commercial use for Maguire Subdivision. Location: One mile east of Council Bluffs along Highway 92.

All persons are invited to attend and present testimony.

Gayle M. Malmquist, Development Services Coordinator
Community Development Department

GMM/cac

(This information for your use only.)

DATE TO RUN: March 3, 2004

Give Proof To:

Rose E. Schroder, Urban Planner

Community Development Department

City of Council Bluffs

(712) 328-4629

Proof of publication required on, Monday, March 8, 2004.

(Revised 3-1-04)